



Blencogo, Wigton

- Fantastic Renovation/Development Opportunity
- Two/Three Reception Rooms
- Three/Four Bedrooms & Two Bathrooms
- Viewing Highly Recommended
- No Onward Chain
- Detached House with Attached Barn
- Kitchen with Utility & Pantry
- Extensive Rear Garden/Paddock
- Peaceful Semi-Rural Setting
- EPC - G

Offers Over £300,000

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Blencogo, Wigton

DESCRIPTION

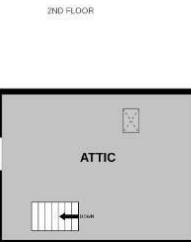
Croft House provides a magnificent opportunity to purchase a spacious home with attached barn, workshop and sizeable gardens/paddock at the rear, situated within a beautiful semi-rural village setting. Whilst the property itself is in need of full renovation throughout, the property offers spacious and flexible living accommodation with either three reception rooms or four bedrooms internally. Outside, the barn provides an excellent space for further development or extension with the open rear paddock and garden perfect for avid gardeners or those seeking equestrian or smallholding potential. No onward chain delays.

The accommodation briefly comprises hallway, living room, dining room, kitchen, pantry/store, utility room, office/bedroom four and WC/cloakroom to the ground floor with a landing, three bedrooms and two bathrooms on the first floor. Attic room on the second floor. Externally the property has an attached workshop and barn with off road parking to the front and a large garden and open paddock to the rear. Oil heating and double glazing throughout. EPC - G and Council Tax Band - F.

The village of Blencogo is a peaceful and semi-rural setting, nestled nicely between the larger towns of Wigton, Silloth and Cockermouth. Whilst Blencogo itself offers a village hall, a wider array of conveniences, amenities and transport links can be found within the larger towns, including local shops, supermarkets, schools, bars and restaurants. The A595 and A596 are within a short drive which connect North Cumbria through to Western and Southern Cumbria with additional easy access to the A66 and M6 motorway. The Lake District National Park and Solway Coast are reachable within short drive, providing endless hours of beautiful walks and picturesque scenery.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email:
centralhub@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		11
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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